

CITY OF BOTHELL PUBLIC NOTICE

STATE ENVIRONMENTAL POLICY ACT (SEPA)

DETERMINATION OF NON-SIGNIFICANCE (DNS) PROPOSED SITE PLAN REVIEW PROCESS, GRADING PERMIT ADMINISTRATIVE REGULATIONS AND RETAINING STRUCTURE CODE AMENDMENTS

Description of proposal:

Potential Plan and Code amendments to the Downtown Subarea Plan and Regulations which would:

1. Rezone the General Commercial (GC) zone to SR 522 Corridor (522) district, revise the parking requirements to reflect those in the General Downtown Corridor, and add an affordable housing requirement for new residential and commercial development.
2. Remove the remaining density limits in the Downtown Transition (DT) district and add an affordable housing requirement for new residential development.
3. Revise the design review process in BMC 12.64.505.A.3, requiring the advisory Landmark Preservation Board review for projects in the Downtown Special Review Area before building permit application.
4. Revise and clarify the provisions regarding public open space to achieve better outcomes and better coordinate those requirements with park impact mitigation.

These Code amendments constitute a non-project action under SEPA. The level of development allowed through the proposed amendments was analyzed in the 2009 Downtown Subarea Planned Action Environmental Impact Statement.

Proponent: City of Bothell

Location: The Downtown Subarea, particularly the current General Commercial zone, the Downtown Transition district with density limits and the Downtown Special Review Area (the public open space amendments would apply throughout the Downtown Subarea where public open space is required).

Lead Agency: City of Bothell

Determination:

The lead agency for this proposal has determined that it would not have a probable significant adverse impact on the environment due to mitigating measures built into the Plan and implementing development regulations as described above.

An environmental impact statement (EIS) or a supplement to the Downtown Planned Action EIS is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed

environmental checklist and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Community Development offices located at 18415 101 Ave NE, Bothell WA 98011.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-350.

Comment Period:

The lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 4:00 p.m. December 11, 2018, to Dave Boyd, Senior Planner via e-mail at david.boyd@bothellwa.gov, or via United States Postal Service or other delivery method at the address below.

Responsible Official: Jeffrey N. Smith
Position / title: Development Services Manager
Address: 18415 101 Ave NE, Bothell, WA 98011
Phone: 425-806-6400
Issue Date: November 28, 2018

Signature: _____



Appeal: You may appeal this determination by filing or stating specific statements of reason for the appeal with the Responsible Official at the address above. Appeals must be received no later than seven days following the comment period or by 4:00 p.m. December 18, 2018. Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

You should be prepared to make specific factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11. Contact Jeff Smith at the Department of Community Development (425-806-6407) to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted state law, the Imagine Bothell... Comprehensive Plan, and applicable land use codes, reserves the right to approve, deny, revise, or condition the proposal.

CITY OF BOTHELL

SEPA Checklist

November 26, 2018
City Staff Review:

EVALUATION
for City use only

A. Background (to be completed by applicant)

1. Name of proposed project, if applicable:
2018 Downtown Plan & Code Amendments.
2. Name of applicant: City of Bothell
3. Address and phone number of applicant and contact person:

Dave Boyd, Senior Planner
18415 101 Avenue NE
Bothell WA 98011
425-806-6406

→ Dept. of Community Dev.

4. Date checklist prepared: November 26, 2018
5. Agency requesting checklist: City of Bothell
6. Proposed timing or schedule (including phasing, if applicable):

The City of Bothell conducted open record public hearings on the 2018 Downtown Plan & Code Amendments on:

- Planning Commission hearings
 - October 24, 2018
 - November 28, 2018
- City Council hearing (scheduled)
 - December 18, 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. Annual amendments to the Comprehensive Plan and amendments to the City's implementing regulations occur as they are identified through the City's yearly 'docketing' and work program process. Some of the items included in the 2018 Planning Docket have been deferred, and it is likely that there will be future amendments to the Downtown Subarea Development Regulations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Previous Environmental Reviews involving the *Imagine Bothell...* Comprehensive Plan and Bothell Municipal Code amendments since the adoption of the Downtown Subarea Plan and Regulations in 2009:

- Threshold Determination 2017 Comprehensive Plan and Code amendments
- Threshold Determination 2016 Comprehensive Plan and Code amendments
- Threshold Determination 2015 Periodic Comprehensive Plan and Code amendments
- Threshold determination 2014 Comprehensive Plan and Code amendments

- Non Project Specific Action
- 4 Amendments to Downtown code, generally for: Rezone, Density in DT district, Affordable Housing, Landmark Board Public Open Space

- Threshold determination 2013 Comprehensive Plan and Code amendments
- Threshold determination 2012 Comprehensive Plan and Code amendments
- Threshold determination 2011 Comprehensive Plan and Code amendments
- Threshold determination 2010 Comprehensive Plan and Code amendments
- Final Planned Action Environmental Impact Statement 2009 Downtown Subarea Comprehensive Plan and Code amendments

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are at least two permit applications pending within the affected parts of the Downtown Subarea that are already vested under the current regulations.

10. List any government approvals or permits that will be needed for your proposal, if known.

The 2018 Downtown Plan & Code Amendments, as may be amended by the City Council, will be adopted by ordinance.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The 2018 Downtown Plan & Code Amendments would:

- 1) Rezone the General Commercial zoned land in the Downtown Subarea to SR 522 Corridor and add an affordable housing requirement and revised parking requirement;
- 2) Remove the remaining Downtown Transition district density limits and add an affordable housing requirement;
- 3) Revise the design review requirements in the Downtown Special Review Area to provide for Landmark Preservation Board review prior to building permit application; and
- 4) Revise and clarify the provisions for fees in lieu of required public open space for new development in the downtown Subarea.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

These Code amendments would apply to the Downtown Subarea, approximately 528 acres extending from the base of Westhill on the west to I-405 on the east, and from the Sammamish River greenbelt on the south to the base of Maywood Hill on the north, extending north to the end of the commercial zoning along the Bothell Way NE corridor.

B. Environmental elements

1. EARTH

- a. General description of the site (check one):

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountainous
☐ Other

These Code amendments apply to the Downtown Subarea, which covers a wide range of geology, physiography, soils, hydrology, and other 'earth' features.

The environmental impacts of specific proposed construction projects which may utilize the provisions of the 2018 Downtown Plan & Code Amendments will be analyzed for consistency with the Downtown Subarea Planned Action EIS when development permit applications are received for such projects.

- b. What is the steepest slope on the site (approximate percent slope)?

Does not apply. See B.1.a. All development proposals would be subject to the City's Best Available Science-based Critical Areas Regulations of BMC Chapter 14.04. At the development application stage, an assessment of geological hazards would be performed pursuant to the provisions of Chapter 14.04 BMC.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, much)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Does not apply. See B.1.a.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Does not apply. See B.1.a. It is important to note, however, that any development proposal located within a potentially geologically hazardous area would be subject to the BAS geological hazard regulations of Chapter 14.04. BMC

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Does not apply. See B.1.a.

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Does not apply. See B.1.a.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Does not apply. See B.1.a.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Compliance with the City's Construction Standards which implement erosion control measures. See B.1.a.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Does not apply. See B.1.a.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Does not apply. See B.1.a.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures necessary. See B.1.a.

3. WATER

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Does not apply. See B.1.a. Surface water bodies including the Sammamish River and its tributaries, notably Horse Creek, and associated wetlands are located within the Downtown Subarea.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply. See B.1.a.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply. See B.1.a.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does not apply. See B.1.a.

- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

Does not apply. See B.1.a. Portions of the City are subject to inundation and are within the Federal Emergency Management Agency (FEMA) 1 percent chance (100 year) flood elevation.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply. See B.1.a.

b. Groundwater:

- 1) Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Does not apply. See B.1.a.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply. See B.1.a.

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply. See B.1.a.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply. See B.1.a.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Does not apply. See B.1.a.

The City adopted a new Surface Water Design Manual in December of 2016 that is based upon the 2016 King County Surface Water Manual which is equivalent to the 2014 Department of Ecology Manual. These measures provide substantial protection of surface and ground water.

All future development proposals will be reviewed for compliance with these regulations which provide for substantial mitigation of impacts.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- ☒ deciduous trees: alder, maple, aspen, other
☒ evergreen trees: fir, cedar, pine, other
☒ shrubs
☒ grass

- ___ pasture
- ___ crops or grain
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

See B.1.a.

- b. What kind and amount of vegetation will be removed or altered?

Does not apply. See B.1.a.

- c. List threatened or endangered species known to be on or near the site.

Yes, the Sammamish River and North Creek are listed as habitat for the Chinook Salmon which is listed as a "threatened Species" under the Endangered Species Act (ESA). See referenced documents

Other locations - does not apply. See B.1.a.

- d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Does not apply. See B.1.a.

- e. List all noxious weeds and invasive species known to be on or near the site.

The City does not have specific information regarding noxious weeds or invasive plant species but it is known that Japanese Knotweed, Purple Loosestrife and Reed Canary grass are located in Bothell and it is likely that other invasive plant species are present within the Downtown Subarea. See B.1.a.

5. ANIMALS

- a. List any birds and animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Does not apply. See B.1.a. All of the above indicated animals have been observed within the Downtown Subarea.

- b. List any threatened or endangered species known to be on or near the site

Does not apply, See B.1.a and the referenced documents. Chinook Salmon are known to use the water resources within the Sammamish River and North Creek. Other threatened or endangered species may use habitat within the City.

- c. Is the site part of a migration route? If so, explain.

Does not apply. See B.1.a. The Sammamish River and North Creek are known as a habitat/migration area for several fish species, including Chinook Salmon. Other species including avian, mammalian and amphibian may potentially use

these features and other locations as temporal habitat during migrations. See incorporated documents.

- d. Proposed measures to preserve or enhance wildlife, if any:

See B.1.a. BMC 14.04 contains the City's Critical Areas Regulations where specific regulations regarding protection, preservation and mitigation of wildlife impacts are detailed. No amendments to BMC 14.04 (Critical Areas Regulations) are proposed as part of this action. It should also be noted that the BMC requires compliance with whatever regulation provides the higher level of protection to a critical area.

- e. List any invasive animal species known to be on or near the site.

Does not apply. See B.1.a. No definitive information is on file but it is likely that invasive animal species are located within the City of Bothell.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply. See B.1.a.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Does not apply. See B.1.a.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See B.1.a. No measures necessary.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Does not apply. See B.1.a.

- 1) Describe any known or possible contamination at the site from present or past uses.

Does not apply. See B.1.a.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Does not apply. See B.1.a.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Does not apply. See B.1.a.

- 4) Describe any special emergency services that might be required.

N/A - This is a non-project and non-site-specific action.

- 5) Proposed measures to reduce or control environmental health hazards, if any.

N/A - This is a non-project and non-site-specific action.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, aircraft, equipment, operation, other)?

Does not apply. See B.1.a.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Does not apply. See B.1.a.

- 3) Proposed measures to reduce or control noise impacts, if any:

Does not apply. See B.1.a. This is a non-project action and does not apply to a specific site or property. Construction and other activities must be consistent with State and local regulations for environmental noise. Construction activities must further comply with specific noise controls as promulgated within the Bothell Municipal Code.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

See B.1.a.

- b. Has the project site been used for agriculture? If so describe.

Yes some lands within the City of Bothell were historically used for timber harvest and some lands were historically used for farmland purposes. See B.1.a.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: _

No. There are no such uses in or adjacent to the Downtown Subarea. See B.1.a.

- c. Describe any structures on the site.

See B.1.a.

- d. Will any structures be demolished? If so, what?

Does not apply. See B.1.a.

- e. What is the current zoning classification of the site?

See B.1.a.

- f. What is the current comprehensive plan designation of the site?

See B.1.a.

- g. If applicable, what is the current shoreline master program designation of the site?

See B.1.a.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Many lands within the City contain large areas of wetlands, streams, buffers, and other features which have been classified as environmentally sensitive subject to the City's Critical Areas Ordinance of BMC 14.04. Other types of critical areas protected by BMC 14.04 or the Shorelines Master Program include frequently flooded areas, wetlands, streams, fish and wildlife habitat and potentially geologically hazardous areas.

- i. Approximately how many people would reside or work in the completed project?

Does not apply. See B.1.a.

- j. Approximately how many people would the completed project displace?

Does not apply. See B.1.a.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures necessary. See B.1.a.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This non-project action is an amendment to the City's Implementing Regulations and are consistent with a number of Comprehensive Plan policies.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. See B.1.a.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

If the entire affected area were redeveloped with housing, approximately 520 new dwelling units could be created, of which about 40 would be affordable at a moderate level. If there was commercial development in the area rezoned to SR 522 Corridor, and to the degree developments in the other areas contributed to fees in lieu of affordable units, those fees could go toward housing at a lower affordability level.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

No units would be removed as a result of this action, but if the area referenced in B.9.a above was redeveloped, there would be approximately 25 units replaced with new development. These are generally moderate income housing. See B.1.a.

- c. Proposed measures to reduce or control housing impacts, if any:

No housing units are being directly removed by this non-project action, but the affordable housing provisions are intended to provide housing affordable to households with moderate incomes, and potentially to low income households.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project action. The General Commercial to SR 522 Corridor rezone would increase allowable building heights from 35 feet to 4 floors and 45 feet. See B.1.a.

- b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project action. The General Commercial to SR 522 Corridor rezone would increase allowable building heights from 35 feet to 4 floors and 45 feet, but the impacts would be mitigated in much of the area by the topography. See B.1.a.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

This is a non-project action. The General Commercial to SR 522 Corridor rezone would provide for clearer application of the Downtown Subarea Architectural and Signage Regulations. See B.1.a.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply. See B.1.a.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply. See B.1.a.

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply. See B.1.a.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures necessary. See B.1.a.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Does not apply. See B.1.a.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply. See B.1.a.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures are necessary as a result of this non-project action. See B.1.a.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action, however there are numerous properties in the affected areas that have been identified on Bothell's Historic Inventory, including one on the local historic register and several others that are considered eligible for the local register. See B.1.a.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. See B.1.a.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. See B.1.a.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. See B.1.a. However, the Historic Preservation Element of the Comprehensive Plan contains policies and actions which have been implemented within the Bothell Municipal Code, specifically within BMC Title 22. The proposed amendments would provide for earlier advisory review of projects within the Downtown Special Review Area by the Landmark Preservation Board.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on-site plans, if any.

This is a non-project action. The Transportation Element was recently updated as part of the 2015 Periodic Update to accommodate the anticipated growth identified within that update. The Transportation Element identifies goals, policies and actions related to transportation growth and improvements needed to maintain the City's transportation system and adopted levels of service.

The number of vehicle trips that could be added were analyzed in the Downtown Subarea Planned Action Environmental Impact Statement.

- b. Is site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. See B.1.a. However, transit stops are located throughout the affected areas.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This is a non-project action. See B.1.a. However, new development in the SR 522 Corridor district would provide parking with the same requirements of the General Downtown Corridor district, which has similar characteristics. Existing property in portions of the Downtown Transition and SR 522 Corridor districts have surface parking lots that could be redeveloped, but the new development would have to provide parking for the proposed uses.

- d. Will the proposal require any new roads or streets, pedestrian, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

Yes, 'frontage improvements' to existing streets bordering a development would also be provided consistent with the provisions in the Downtown Subarea Regulations.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action. See B.1.a. However, the City of Bothell does not currently have active rail, water or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action. See B.1.a. The proposed amendments were studied in the 2009 Downtown Subarea Planned Action Environmental Impact Statement, which would include any available information on percentage of trucks and the data and transportation models employed.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. See B.1.a.

- h. Proposed measures to reduce or control transportation impacts, if any:

This is a non-project action. See B.1.a. However, it should be noted that the City's Transportation Element and implementing traffic impact regulations of BMC Title 17 provide for mitigation of traffic impacts. Such mitigation shall be characterized and mitigated through the development review process.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, recreation facilities, other)? If so, generally describe.

Yes, the increase represents a 1 to 2 percent possible increase.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed other than compliance with the City's impact mitigation standards of BMC Title 22 and those identified in the Downtown Planned Action EIS.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Does not apply. See B.1.a. However, all properties in the affected areas would have full utility service if developed (no septic systems).

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Does not apply. See B.1.a.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the city of Bothell is relying on them to make its decision.

Signature: _____

Dave Boyd
Dave Boyd, Senior Planner

Date Submitted: _____

11/26/18

Reviewed by: _____

Kris Swanson, Dev. Rev. Planner

Date: _____

11/26/18

D. Supplemental Sheet for Nonproject Actions

(to be completed by applicant, do not use this sheet for project actions)

"D" required for
this docket

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic hazardous substances; or production of noise?

The proposed Code amendments would not likely increase emissions to air; production, storage or release of toxic hazardous substances; or production of noise except as expressly authorized through any permitting or regulatory actions and the BMC. The draft Code amendments are consistent with the Goals, Policies and Actions of the *Imagine Bothell...* Comprehensive Plan and other implementing regulations.

Proposed measures to avoid or reduce such increase are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Being a non-project action, the proposed Code amendments have no direct impacts on plant or animal life. However, incidental impacts of the new regulations should be understood.

All developments, are required to comply with a number of regulations which have been crafted to reduce the environmental impacts of development. Of special note are the critical areas regulations (CAO) of Chapter 14.04 BMC which are applicable to critical areas including geologically hazardous areas, streams, frequently flooded lands, aquifer recharge lands, wetlands, and wildlife habitat conservation areas. The CAO requires preservation or mitigation of impacts to the previously listed land features. Each type of critical area is governed by a specialized list of requirements that include evaluations by qualified professionals, special protection or preservation standards, and mitigation requirements that are applied when one of these critical areas is altered.

Another special regulatory provision is the December 2016 adoption of the 'new' 2016 Bothell Surface Water Design Manual which is based upon the 2016 King County Manual which is considered equivalent with the 2012 Ecology Manual (amended in 2014).

The new Bothell Manual represents the latest surface water design techniques including low impact development practices and facilities that more closely duplicate the natural hydrologic cycle of surface water runoff controls, groundwater infiltration and atmospheric evapotranspiration.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The proposed Tree Retention and Clustering Mechanism Code amendment is fully consistent with the Goals and policies of the *Imagine Bothell...* Comprehensive Plan in regards to the protection of trees and open space areas which may include wildlife habitat.

EVALUATION
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3. How would the proposal be likely to deplete energy or natural resources?

The proposed Code amendments have no direct impact on energy resources. The existing goals, policies, and actions of the 2015 Comprehensive Plan regarding natural resources remain unchanged.

Proposed measures to protect or conserve energy and natural resources are:

See the Natural Environment, Urban Design and Transportation Elements for detailed goals, policies and actions.

4. How would the proposal be likely to use or affect environmentally sensitive area or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed Code amendment should have no direct impact on environmentally sensitive areas or prime farmlands. The critical areas regulations of BMC 14.04 remain fully applicable.

The direct environmental impacts associated with specific projects will be evaluated individually and will be consistent with the city's critical area, historic preservation, shorelines, and impact mitigation implementing regulations.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposed Code amendments would not result in increased impacts. The regulations within the BMC, provide for substantial mitigation of impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans.

The General Commercial to SR 522 Corridor rezone would permit residential development where it is not permitted currently, and would no longer permit self-storage warehouses, which are currently permitted. The proposed zoning was studied in the Downtown Planned Action EIS.

Proposed measures to avoid or reduce shoreline and land use impacts:

Compliance with Title 12 Zoning, Title 13 Shorelines, Title 14 Environment, Title 17 Transportation, and Title 22 Development Impacts of the Bothell Municipal Code.

6. How would the proposal be likely to increase demands on transportation or public services and utilities.

The proposed amendments would increase demands on transportation infrastructure and public services due to the increase in population and development capacity, as studied in the Downtown Planned Action EIS.

Proposed measures to reduce or respond to such demand(s) are:

Compliance with the Comprehensive Plan Elements, and the related implementing regulations of the Bothell Municipal Code, particularly, BMC Title 17 Transportation, Title 18 Utilities Infrastructure, Title 22 Impact Mitigation and the Downtown Planned Action EIS.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict is known.

Submitted by (signature):


Dave Boyd, Senior Planner

Date:

11/26/18

Reviewed by (signature):



Date:

11/26/18

